

**Date:** 11/15/16  
**Petition:** 2017-016  
 Selwyn Property Group

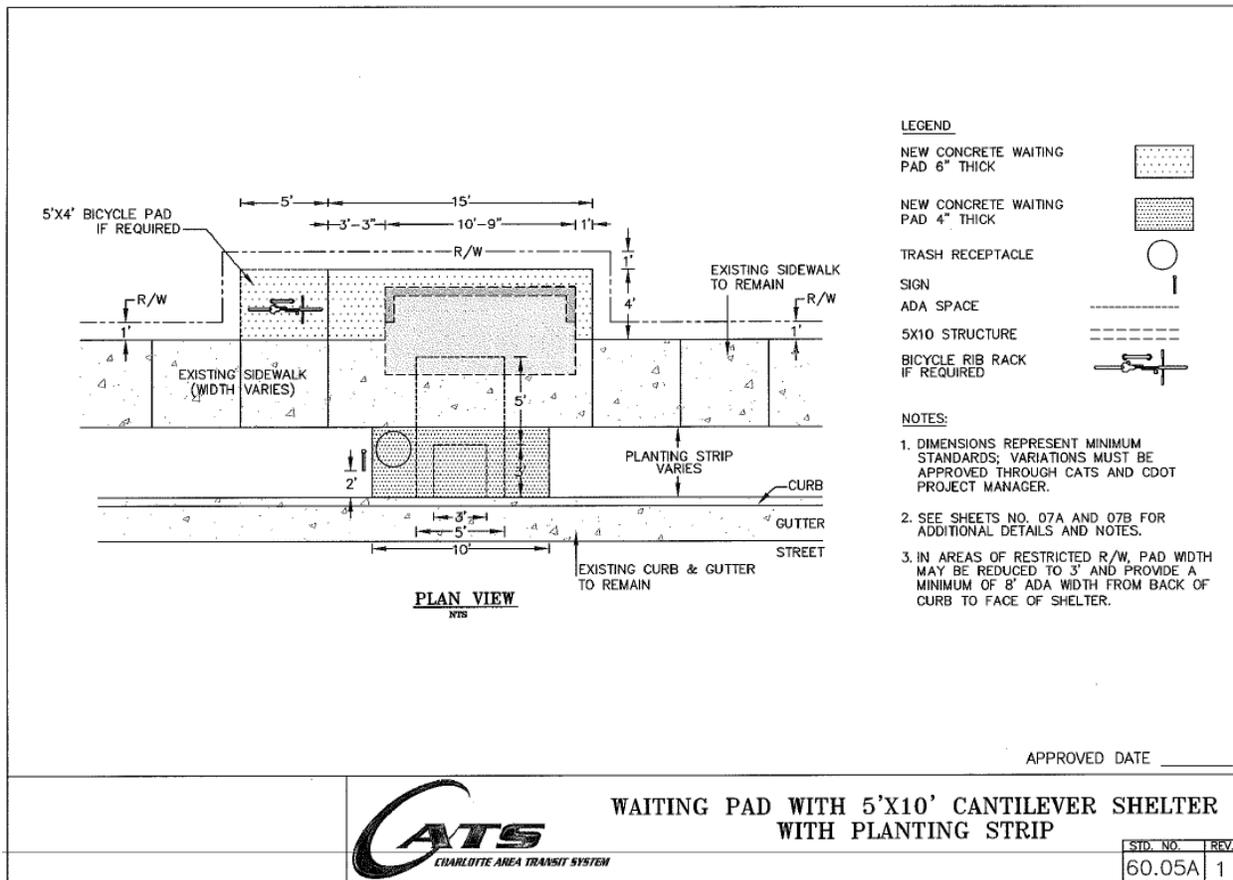
**Staff Contact:** Brian Horton  
**Telephone:** 704-353-0018  
**Email:** bhorton@charlottenc.gov  
**Attachments:** Bus stop shelter pad detail

**I. SUMMARY REMARKS:**

This rezoning is within the area of the proposed LYNX Silver Line and some structures in the proposed site plan fall in the same area as the proposed light rail alignment. The LYNX Silver Line Light Rail alignment is in the early planning stages, at this point the design calls for a minimum ROW of 44 feet along Independence Blvd. This includes the 32' for the light rail tracks and 12' for rail trail. ROW needs in this area could change depending on the terrain, environmental constraints, and construction needs. It is likely that more than 44 feet will be required to construct the project. Further engineering will need to be advanced to determine how much ROW would be required. This recommendation would also need to limit the number of access points to Independence Blvd. CATS hopes to work with the petitioner in modifying the site plan in order to preserve the ability to construct the LYNX Silver Line.

This development proposal will displace an existing bus stop with shelter pad. A new bus stop cannot be located along the site's Monroe Road frontage, due to a new right-turn lane onto Long Avenue. The below mitigation is recommended, in light of proposed site conditions. The Petitioner is requested to provide and construct a new shelter pad for a relocated bus stop on Monroe Road. The recommended new location is on City-owned property (PIN-19101101) along that off-site property's Monroe Road frontage. Below is an image of the standard detail (60.05A) for the requested bus stop shelter pad. Permanent easement is requested, where dimensions exceed existing or proposed right-of-way limits.

Please contact me if there are any questions related to this request. Thank you.



The LYNX Silver Line is part of the long range transit vision for Mecklenburg County. CATS has just completed a study to determine a new light rail corridor between Uptown Charlotte and the Town of Matthews. Through significant public involvement CATS has proposed an alignment that begins at I-277/Independence Blvd then continues as side running along Independence Blvd to Village Lake Drive Area then transitions to median running in Monroe Rd then transitions to Sam Newell Rd then to Independence Pointe Parkway with a terminus at the CPCC Levine campus. The MTC will take action on November 16, 2016 to include the LYNX Silver Line Staff Recommendation in the 2030 Transit System Plan. An additional recommendation from CATS Staff is to continue the LYNX Silver Line through Uptown Charlotte to the Airport as a single Light Rail project from the Airport to Matthews. For more information about timeline and current status of the LYNX Silver Line please contact Jason Lawrence at 704-336-4106 or [jlawrence@charlottenc.gov](mailto:jlawrence@charlottenc.gov)

**LEGEND**



Boundary Coordinates											
Line #/Curve #	Length	Direction	Radius	Line #/Curve #	Length	Direction	Radius	Line #/Curve #	Length	Direction	Radius
C1	223.411	S87° 07' 16.30"E	1120.100	L11	115.088	S50° 02' 00.82"E		L24	199.457	S54° 38' 27.35"W	
C2	8.226	S87° 38' 02.01"E	1120.100	L12	10.152	S29° 57' 07.16"W		L25	136.087	S54° 59' 22.81"W	
C3	1.374	S81° 38' 38.71"E	11.500	L13	28.418	S38° 52' 41.16"W		L26	121.947	N35° 20' 17.27"W	
C4	61.571	S33° 08' 41.58"W	82.500	L14	226.552	S40° 19' 13.82"W		L27	64.000	N35° 20' 17.27"W	
C5	113.517	S37° 07' 33.20"W	227.500	L15	55.000	S40° 19' 13.82"W		L28	387.464	N35° 20' 17.27"W	
C6	22.852	S40° 09' 57.49"W	2972.500	L16	228.057	S40° 19' 13.82"W		L29	218.480	N34° 38' 50.84"E	
C7	18.046	S87° 07' 38.83"E	11.500	L17	81.566	S11° 42' 52.57"W		L30	111.928	S85° 00' 56.91"E	
C8	16.308	S84° 51' 53.24"E	31.500	L18	289.343	S54° 29' 30.59"W		L31	204.616	S78° 10' 20.51"E	
C9	42.382	S87° 55' 58.87"E	881.496	L19	134.418	N35° 20' 17.27"W		L32	99.322	S71° 48' 48.53"E	
C10	190.403	S87° 42' 39.20"E	981.496	L20	335.794	N54° 38' 48.09"E		L33	68.478	S78° 10' 20.51"E	
L8	0.083	N89° 48' 43.18"E		L21	149.850	N35° 21' 33.95"W		L34	37.958	S87° 11' 28.88"E	
L9	48.481	S90° 02' 00.82"E		L22	150.218	N35° 18' 45.18"W		L35	24.573	S87° 12' 46.58"E	
L10	100.243	S43° 44' 01.12"E		L23	250.398	N35° 24' 10.18"W		L36	6.001	S87° 59' 52.78"E	



**REZONING PETITION # TBD**

**SITE DEVELOPMENT DATA:**  
 -ACREAGE: ± 17.43 ACRES  
 -TAX PARCEL #: 163-03-224, 163-03-238, 163-03-243, 163-03-245, 163-03-244, 163-03-229, 163-03-235, 163-03-234 AND 163-03-223  
 -EXISTING ZONING: B-1(CD), B-2, O-1, O-2 AND R-4  
 -PROPOSED ZONING: MUDD-O AND NS  
 -EXISTING USES: VACANT, RESIDENTIAL, RETAIL AND COMMERCIAL  
 -PROPOSED USES: USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE MUDD-O ZONING DISTRICT FOR DEVELOPMENT AREAS A, B & C AS DEPICTED ON THE TECHNICAL DATA SHEET RZ-1 (COLLECTIVELY THE 'MUDD-O AREA'), AND THE NS ZONING DISTRICT FOR DEVELOPMENT AREAS D, E, F, G & H AS DEPICTED ON THE TECHNICAL DATA SHEET RZ-1 (COLLECTIVELY THE 'NS AREA') (AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW IN SECTION 2).  
 -TOTAL BUILDING AREA: 106,000 SF  
 -MAXIMUM BUILDING HEIGHT: AS ALLOWED BY THE ORDINANCE.  
 -PARKING: PARKING WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE.

**BOHLER ENGINEERING NC, PLLC**  
 1927 S. TRYON STREET, SUITE 310  
 CHARLOTTE, NC 28203  
 Phone: (980) 272-3400  
 Fax: (980) 272-3401  
[NC@BohlerEng.com](mailto:NC@BohlerEng.com)

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 • BALTIMORE, MD  
 • NEW YORK, NY  
 • NEW JERSEY  
 • CENTRAL VIRGINIA

**REVISIONS**

REV	DATE	COMMENT	BY

**NOT APPROVED FOR CONSTRUCTION**

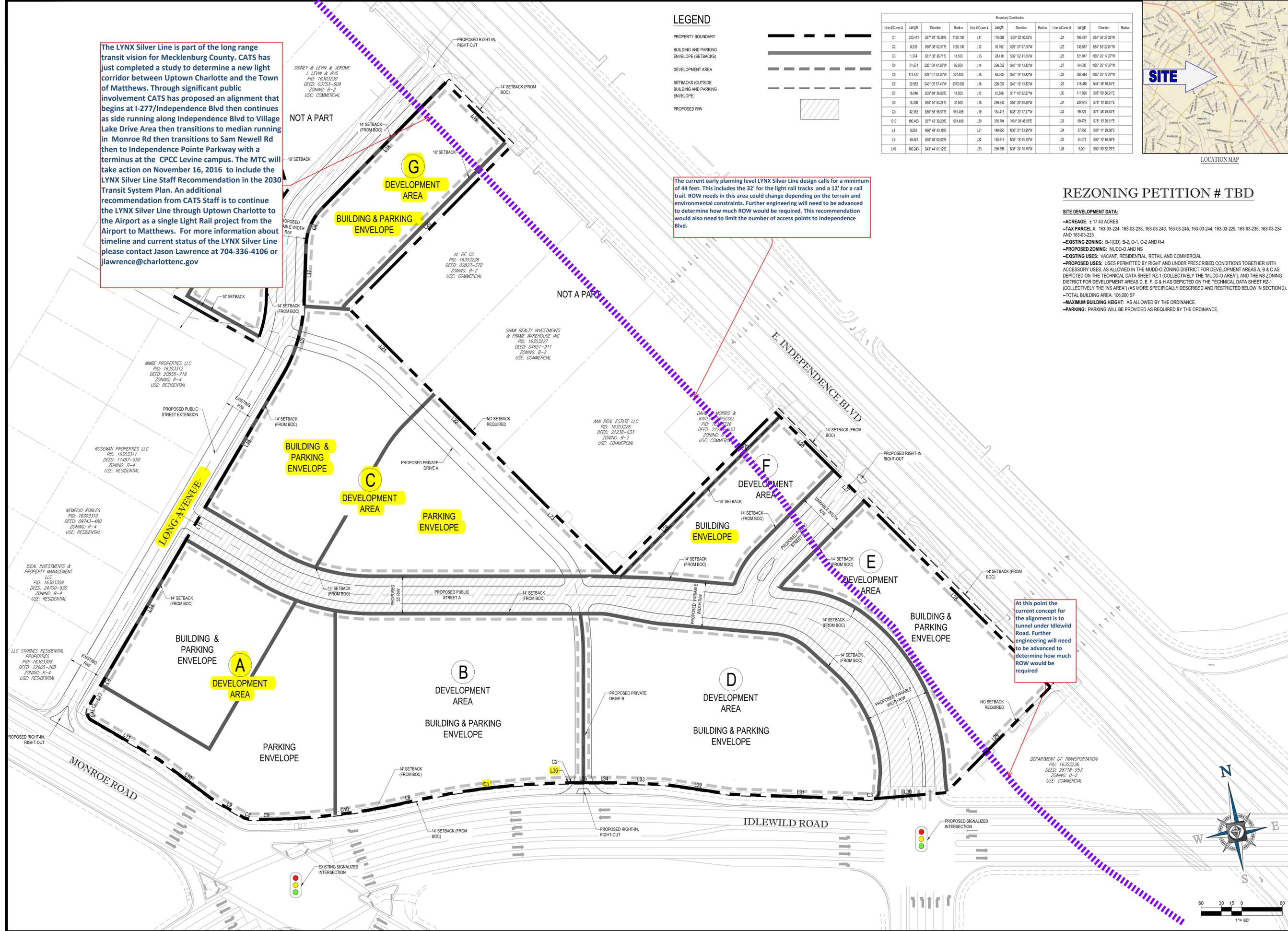
PROJECT No.: NCC152096  
 DRAWN BY: PMK  
 CHECKED BY: GPP  
 DATE: 10/24/2016  
 SCALE: 1" = 60'  
 CAD I.D.: RZ

**COMMERCIAL REZONING PLAN**  
 FOR  
**SELWYN PROPERTY GROUP**  
 LOCATION OF SITE

**BOHLER ENGINEERING NC, PLLC**  
 1927 S. TRYON STREET, SUITE 310  
 CHARLOTTE, NC 28203  
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 Fax: (980) 272-3401  
[NC@BohlerEng.com](mailto:NC@BohlerEng.com)

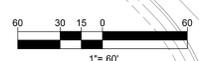
**SunCap PROPERTY GROUP**

SHEET TITLE:  
**TECHNICAL DATA SHEET**  
 SHEET NUMBER:  
**RZ-1**

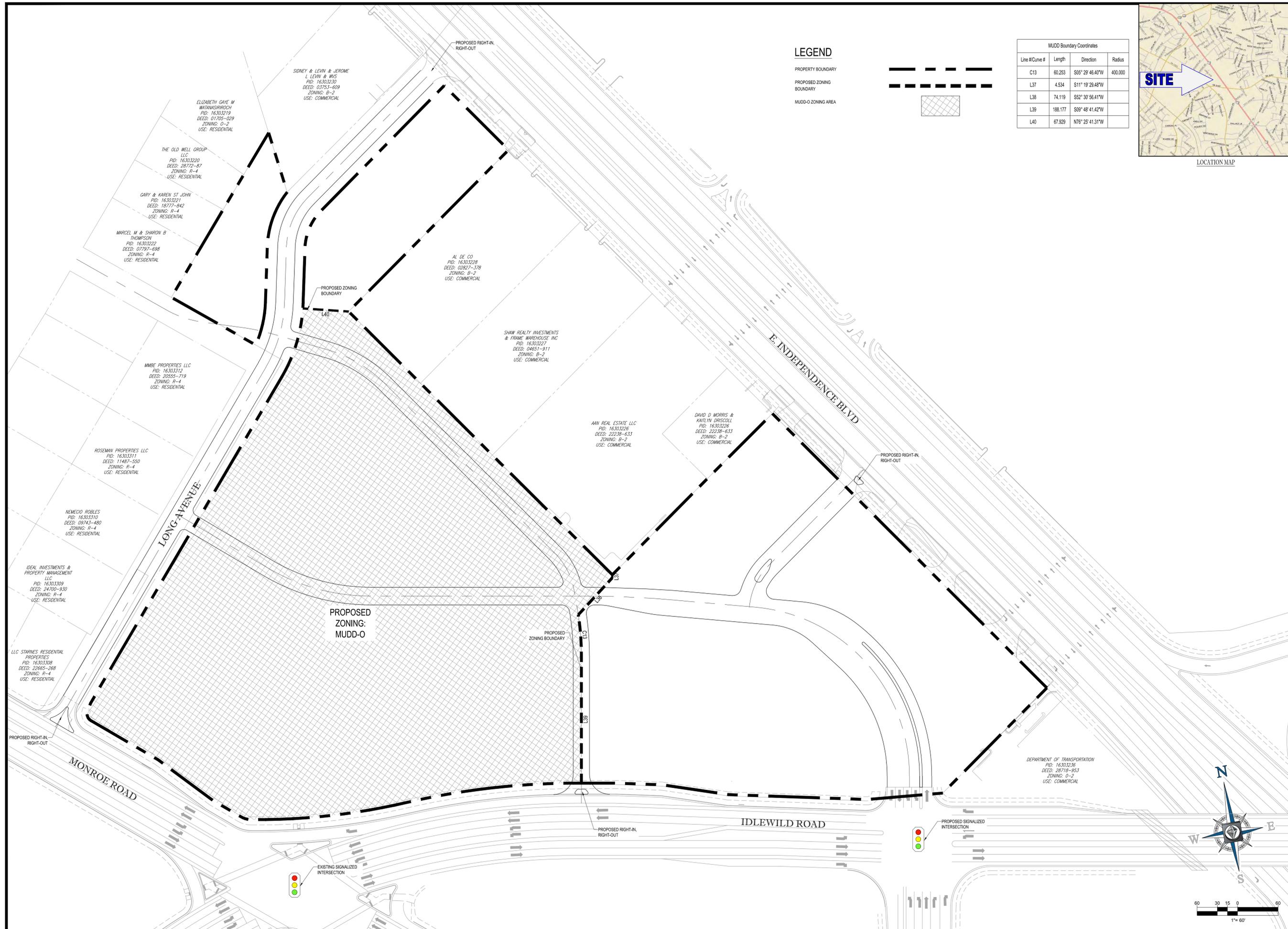


The current early planning level LYNX Silver Line design calls for a minimum of 44 feet. This includes the 32' for the light rail tracks and a 12' for a rail trail. ROW needs in this area could change depending on the terrain and environmental constraints. Further engineering will need to be advanced to determine how much ROW would be required. This recommendation would also need to limit the number of access points to Independence Blvd.

At this point the current concept for the alignment is to tunnel under Idlewild Road. Further engineering will need to be advanced to determine how much ROW would be required







**LEGEND**

- PROPERTY BOUNDARY
- PROPOSED ZONING BOUNDARY
- MUDD-O ZONING AREA

MUDD Boundary Coordinates			
Line #/Curve #	Length	Direction	Radius
C13	60.253	S05° 29' 46.40"W	400.000
L37	4.534	S11° 19' 28.48"W	
L38	74.119	S52° 30' 56.41"W	
L39	188.177	S09° 48' 41.42"W	
L40	67.929	N76° 25' 41.31"W	



LOCATION MAP

**BOHLER ENGINEERING NC, PLLC**

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 • PHILADELPHIA, PA  
 • CENTRAL VIRGINIA  
 • NORTHERN VIRGINIA

**REVISIONS**

REV	DATE	COMMENT	BY



**NOT APPROVED FOR CONSTRUCTION**

PROJECT No.:	NOC152096
DRAWN BY:	PMK
CHECKED BY:	GPP
DATE:	10/24/2016
SCALE:	1" = 60'
CAD I.D.:	RZ

**COMMERCIAL REZONING PLAN**

FOR

**SELWYN PROPERTY GROUP**

LOCATION OF SITE

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 Fax: (980) 272-3401  
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**SunCap PROPERTY GROUP**

SHEET TITLE:

**MUDD-O ZONING AREA**

SHEET NUMBER:

**RZ-3**



